

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE-ANN FLYNN PRESIDING
SEPTEMBER 15, 2016
9:00 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Yvette Cross-Spencer, Clerk III
Porshia Goldwire, Administrative Services Supervisor
Peggy Burks, Clerk III
Geneva Williams, Clerk III
Rhonda Hasan, Assistant City Attorney
Jose Abin, Building inspector
Wanda Acquavella, Code Compliance Officer
Frank Arrigoni, Building Inspector
Gustavo Caracas, Code Compliance Officer
Mario Carrasquel, Building Inspector
Alejandro DelRio, Building Inspector
Adam Feldman, Senior Code Compliance Officer
Deanglis Gibson, Code Compliance Officer
Ingrid Gottlieb, Senior Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
Ron Kovacs, Code compliance Officer
George Oliva, Chief Building Inspector
Paulette Perryman, Code Compliance Officer
Wilson Quintero, Code Compliance Officer
Wilson Quintero Jr., Code Compliance Officer
John Suarez, Code Compliance Officer
Lois Turowski, Code Compliance Officer
Jamie Opperee, Prototype Inc. Recording Secretary

Respondents and witnesses

CE15111179: Nathaly LaFontant, property manager
CE16072182: Mary Nielsen, owner; John Phillips, attorney
CE16041216: John Malec, contractor
CE16070940: Sunyaluk Yuthasunthorn, owner
CE15120684: Pamela Beasley-Pitan, owner; Wayne Pittman, owner
CE16061874: Sidney Besse, property manager
CE16072185: Hasia Bitton, owner
CE15100397: Jose Saragusti, owner; Fabian Neiman, owner
CE15011070: Neam Eisgrou, owner

CE16051479: Annette Webb, owner
CE16030797: Emanuel Legakis, property manager
CE16040330: Hugh Morris, church board member; Daniel Remy, contractor
CE16061612: Felice Harriet Walker, owner
CE16081640: Adam Kanner, owner
CE16030314: Ryan Johnson, owner
CE15070867: Tarmekara Narisha Wilson, owner
CE15120089: Jorge Castillo, owner's representative
CE15101194: Thomas Funkey, owner's brother; John Funkey, owner
CE15121390: Tarek Bahlawan, manager
CE15111564: Katrina Birge, owner's daughter
CE15121922: Joshua Schwartz, owner
CE14070803: Jamie Blum, property manager
CE16051122: Andrew Rosenberg, owner; Jorge Aviles, owner
CE16051349: Annie Baynham, owner; Henrietta Smith, owner
CE16041716: Andrew Wyman, attorney
CE16030988: Judith Jack, owner
CE16050108: Vernie Francis, owner
CE16080444: Harris Solomon, attorney; Andrew Wardell, neighbor; Ruby-Ann Madden, neighbor; Eric Goldman, attorney
CE15101484: Mary Lou Adams, property manager; Jefferson Weaver, owner
CE16071328: Kimberly Person, owner

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE16030988
2870 NE 55 CT
JACK, JUDITH A

Service was via posting at the property on 8/27/16 and at City Hall on 9/1/16.

Paulette Perryman, Code Compliance Officer, testified to the following violation:
9-304(b)

THE DRIVEWAY IS IN DISREPAIR, IN THAT THE TILES
ARE CRACKED/BROKEN AND LIFTING UP IN SEVERAL PLACES.
THE DRIVEWAY IS IN A GENERAL STATE OF DISREPAIR

Complied:
9-280(h)(1)
9-280(b)
9-305(b)

Officer Perryman presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day

Judith Jack, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day

Case: CE16080444

2886 NE 26 PL
BROWN, PHILLIP R

Service was via posting at the property on 8/26/16 and at City Hall on 9/1/16.

Jose Abin, Building Inspector, testified to the following violation:
9-260.(a)

SINGLE FAMILY RESIDENCE OCCUPIED WITH AN EXPIRED
TEMPORARY CERTIFICATE OF OCCUPANCY.

Inspector Abin said there were City liens on the property totaling over \$1 million. He presented photos of the property and the case file into evidence and recommended ordering the property to be vacated within 30 days until the certificate of Occupancy was issued and the electric service to be disconnected within 30 days.

Eric Goldman, attorney, said the respondent wished to remedy the issues at the property and they were in the process of hiring a general contractor. He suggested allowing the occupants to remain on the property while work was being done, with ongoing inspections and reporting to the Special Magistrate. Ms. Flynn noted that repeated inspections put an expensive burden on the City. Mr. Goldman requested 90 days.

Ms. Hasan said this property had been a problem for the neighborhood for many years. There were life safety issues because open permits related to gas and electric service. The City had received many complaints related to the property and felt the problems had gone on too long already. She recommended allowing 30 days. If positive progress was made, additional time may be granted.

Harry Solomon, attorney for the neighbors, said the owners had threatened neighbors and not allowed code inspectors onto the property. He noted that the property had been in foreclosure for years and the owners were just stalling and had been doing so for 15 years. He insisted the owner had no financial motivation to bring the property into compliance.

Ruby Madden, neighbor, said there had been nothing but problems at the house since Mr. Brown purchased it in 1998. She said no one seemed to care about what happened at the property. She described prior problems at the property, including a notice that Police or supervisors should be brought to the property during inspections due to the hostility and threatening actions of the occupants.

Ms. Flynn found in favor of the City and ordered compliance within 35 days, by October 20, and ordered the owner(s) to attend that hearing or a fine of \$400 per day. She clarified that the following would be considered compliance: Renewing all expired permits and obtaining a permanent Certificate of Occupancy.

Case: CE16041716

Rescheduled from 8/18/16

2727 YACHT CLUB BLVD
SUNRISE BAY ASSOCIATION

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #15072382 (WATERPROOFING)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Andrew Lyman, attorney, said the owner's contractor had left the job and agreed to renew the permit within 42 days.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16072182

308 SW 11 ST
NIELSEN, MARY BETH

Service was via posting at the property on 8/26/16 and at City Hall on 9/1/16. Jose Abin, Building Inspector, testified to the following violations:
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE
UTILITIES TO MAINTAIN THE POOL. THE WATER IN THE
POOL IS DIRTY, UNSANITARY AND STAGNANT; THEREFORE,
THE POOL HAS BECOME A HEALTH HAZARD. THE OWNERS

HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE POOL
IN A SAFE AND SANITARY CONDITION. THIS PROPERTY
HAS BEEN REPEAT OFFENDER.

9-1.(d)

VIOLATIONS OF THE FLORIDA BUILDING CODE ARE APPLICABLE
UNDER THIS SECTION OF CITY OF FORT LAUDERDALE ORDINANCE.
FBC(2014) 116.2.1.2.7

A BUILDING SHALL BE DEEMED UNSAFE WHEN: SWIMMING POOLS
THAT CONTAIN STAGNANT WATER ARE DEEMED UNSANITARY AND
DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE AND SHALL BE
PRESUMED AND DEEMED UNSAFE.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS
UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT,
HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT WHICH IS
FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

- a. ONE WHICH IS SO DILAPIDATED, DAMAGED, DECAYED,
UNSANITARY, UNSAFE OR VERMIN INFESTED THAT IT CREATES A
SERIOUS HAZARD TO THE HEALTH OR SAFETY OF THE OCCUPANTS
OR THE PUBLIC.
- b. ONE WHICH LACKS ILLUMINATION, VENTILATION OR SANITARY
FACILITIES ADEQUATE TO PROTECT THE HEALTH OR SAFETY OF THE
OCCUPANTS OR OF THE PUBLIC.
- c. ONE WHICH, BECAUSE OF ITS GENERAL CONDITION OR LOCATION
IS UNSANITARY, OR OTHERWISE DANGEROUS TO THE HEALTH OR
SAFETY OF THE OCCUPANTS OR THE PUBLIC.

A BUILDING SHALL BE DEEMED UNSAFE WHEN: SWIMMING POOLS
THAT CONTAIN STAGNANT WATER ARE DEEMED UNSANITARY AND
DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE AND SHALL BE
PRESUMED AND DEEMED UNSAFE. THE BUILDING DOES NOT HAVE
THE REQUIRED UTILITY SERVICES CONNECTED TO MAINTAIN THE
POOL. THE PROPERTY IN THIS CONDITION IS A POTENTIAL BREEDING
GROUND FOR MOSQUITOES AND A PUBLIC NUISANCE.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering the owner to pull a permit to fill the pool with clean fill in the next 15 days or the City would fill the pool at the owner's expense.

John Phillips, attorney, noted there was a water pump in the pool to remove water but Inspector Abin pointed out there was still standing water in the pool. Mr. Phillips stated the home had burned and the owner, Ms. Nielsen, was involved in a lawsuit with the contractor for not doing the work. He stated Ms. Nielsen ran the water pump to address the water in the pool and she also used pellets in the pool. Inspector Abin displayed photos taken on 9/12 showing significantly more water in the pool.

Ms. Hasan stressed the importance of addressing standing water problems in light of the current Zika virus scare. She said suing the contractor could take time and delay compliance. Ms. Flynn informed Ms. Nielsen that the pool must be kept empty.

Ms. Flynn found in favor of the City and ordered the respondent to keep the pool free of water within 15 days.

Case: CE15011070

808 SW 17 ST

EISGROU, MARIETTA & NEAL BRETT

This case was first heard on 6/18/15 to comply by 10/15/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,125 and the City was requesting the full fine be imposed.

Ingrid Gottlieb, Senior Code Compliance Officer, confirmed the property was in compliance but stated the owner had put the tarp back on the roof, resulting in a repeat violation.

Neal Eisgrou, owner, said he was rebuilding the roof structure, not just replacing the roofing material and he therefore needed to keep the roof covered. He stated over the course of the past year, he had undergone colon cancer treatments. Mr. Eisgrou said he had a new contractor who had gotten a lot of work done in the past few days. He showed photos to Ms. Flynn of the work in process.

Ms. Flynn imposed a fine of \$600 to cover administrative costs for the days the property was out of compliance.

Case: CE16051479

817 NW 12 AVE

WEBB, ANNETTE

Violation:

24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 5/23/16 and on 5/25/16 the trash remained. The City had subsequently removed the trash.

Annette Webb, owner, said there was a problem with people dumping trash on the property. She said she usually called the police to report the dumping when she was aware of it. The notice had been posted on the fence and she believed it may have

come off in the rain and the tenant had not notified her. Ms. Webb had been in Georgia visiting her parents when this happened. She said she worked diligently to maintain the property.

Ms. Flynn granted the appeal.

Case: CE16051122

2468 NW 21 ST

2468 NW 21 STREET LLC

Service was via posting at the property on 8/29/16 and at City Hall on 9/1/16.

Jose Abin, Building Inspector, testified to the following violations:
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE
SANITARY FACILITIES AND NO RUNNING WATER AND THERE
ARE SQUATTERS THAT ENTER PREMISES RELIEVE
THEMSELVES WITHIN THE STRUCTURE. THE STRUCTURE WAS
OPEN AND UNSECURED AT TIME OF SITE INSPECTION. THE
OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN
THE STRUCTURE SECURED AND IT HAS BEEN REPEAT OFFENDER.

18-7

(C) VACANT AND UNOCCUPIED BUILDING, OR PORTION
THEREOF, WHOSE DOORS, WINDOWS, OR OTHER OPENINGS
ARE SECURED BY BOARDING OR OTHERWISE SECURE BY A
MEANS OTHER THAN THE CONVENTIONAL METHOD USED IN
THE ORIGINAL CONSTRUCTION AND DESIGN OF THE STRUCTURE
WHICH IS NOT SECURED IN COMPLIANCE WITH THIS ARTICLE.

18-8.(E)

THE ORIGINAL BOARDING CERTIFICATE IS NOW EXPIRED
AND UNDER CITY ORDINANCE IT CANNOT BE RENEWED
UNLESS PRESCRIPTIVE CRITERIA UNDER THIS SECTION
ARE COMPLIED WITH AS OUTLINED IN SECTION
18-8.(E)1-3.

18-8.(G)

STRUCTURE HAS BEEN BOARDED BEYOND THE ALLOWABLE
TIME OF 12 MONTHS UNDER THIS SECTION OF CITY
ORDINANCE.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE
AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING,
DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR
ROOMING UNIT WHICH IS FOUND TO HAVE ANY OF THE
FOLLOWING DEFECTS:

A. ONE WHICH IS SO DILAPIDATED, DAMAGED, DECAYED,

UNSANITARY, UNSAFE OR VERMIN INFESTED THAT IT CREATES A SERIOUS HAZARD TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC. THIS BUILDING IS VACANT AND OPEN TO CASUAL ENTRY DUE TO THE DETERIORATION, DUE TO DOORS MISSING AND OR NOT LOCKED. THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-1.(d) and 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

Inspector Abin said the property had been abandoned since 2014 and this owner had owned the property since July 2016. The owner was beginning to rehabilitate the property without permits. He presented photos of the property and the case file into evidence and recommended ordering the owner to apply for the required permits to meet the City's minimum housing standards or apply for a permit to demolish the property within 30 days or the City would demolish the property at the owner's expense.

Andrew Rosenberg, owner, said they had secured the property and were working with a contractor to have the work done the right way. He said they had been aware of many of the violations when they purchased the property.

Ms. Flynn found in favor of the City and ordered compliance by pulling the required permits and drafting a plan for the property within 35 days and ordered the respondent to attend the 10/20 hearing.

Case: CE16061612

881 NW 16 TER

WALKER, ARTHUR LEE & WALKER, FELICE O

Service was via posting at the property on 8/29/16 and at City Hall on 9/1/16.

Jose Abin, Building Inspector, testified to the following violations:
9-259

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE,

THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

A. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

THE STRUCTURE IS IN ITS PRESENT CONDITION IS UNSAFE, UNSANITARY AND DANGEROUS TO THE COMMUNITY; IT DOES NOT MEET THE MINIMUM HOUSING REQUIREMENTS OF THE CITY ORDINANCE AND THE CITY REQUESTS THAT THE STRUCTURE BE DEMOLISHED.

VIOLATIONS OF THE FLORIDA BUILDING CODE ARE APPLICABLE UNDER THIS SECTION OF CITY OF FORT LAUDERDALE ORDINANCE.

SPECIFICALLY UNDER FBC(2014) SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

Inspector Abin said the property had a history of being a nuisance. He presented photos of the property and the case file into evidence and recommended ordering the owner to apply for permits and list itemized costs to repair the structure to meet minimum housing standards within 30 days or to apply for a permit to demolish the structure within 30 days or the City would demolish the structure at the owner's expense.

Grace Walker, owner, stated they intended to demolish the house.

Ms. Flynn found in favor of the City and ordered the owner to apply for permits and list itemized costs to repair the structure within 35 days or to apply for a permit to demolish the structure within 35 days or the City would demolish the structure at the owner's expense.

Case: CE15101484

3309 SW 11 AVE
BOYWIC FARMS LTD

This case was first heard on 4/21/16 to comply by 6/2/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,050 fine, which would continue to accrue until the property was in compliance.

Frank Arrigoni, Building Inspector, reported the property was now in compliance and requested reducing the fine to \$580. He stated the contractor had caused the delay.

Marylou Adams, property manager, agreed to the fine reduction.

Ms. Flynn imposed a fine of \$580 for the time the property was out of compliance.

Case: CE15101194

1424 NW 19 AVE
JOHN P FUNKEY REV TR FUNKEY, JOHN P TRUSTEE

This case was first heard on 2/18/16 to comply by 3/24/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,900 and the City was requesting the full fine be imposed.

Wilson Quintero, Code Compliance Officer, confirmed the property was in compliance and recommend reducing the fine to \$847.

John Funkey, owner, requested a further reduction in the fine, citing the amount of money he had spent to comply the violations.

Ms. Flynn imposed a fine of \$500 for the days the property was out of compliance.

Case: CE16050108

2880 SW 1 ST
DAVIS, YVETTE FAY & FRANCIS, VERNIE

Service was via posting at the property on 8/27/16 and at City Hall on 9/1/16.

Deanglis Gibson, Code Compliance Officer, testified to the following violations:
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE
PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING
FASCIA

SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE
PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

9-305(b)

THERE IS MISSING GROUND COVER ON THE PROPERTY AND OR
SWALE

47-19.4.D.8.

DUMPSTER ENCLOSURE AND/OR PAD IS IN SERIOUS DISREPAIR;
GATES APPEAR INOPERABLE AND ARE LEFT OPEN.

Officer Gibson presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation.

Vernon Francis, owner, requested 30 days.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE16081640

1040 BAYVIEW DR # 100

SUNRISE & BAYVIEW PARTNERS LLC

Personal service was made to the respondent on 8/24/16.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation:
NFPA 1:1.12.1

EXPANDED THE BUSINESS INTO THE NEXT TENANT BAY
WITHOUT FIRST OBTAINING PERMITS. PERMIT 15080189
HAS BEEN APPLIED FOR ON 08/04/2015 BUT HAS NOT
BEEN ISSUED AT THIS TIME.

Captain Kisarewich said the owner had applied for the permit and recommended ordering compliance within 63 days or a fine of \$200 per day.

Adam Kanner, owner agreed.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$200 per day.

Case: CE15120684

500 NW 19 AVE

PITTMAN, WAYNE D & PAMELA

This case was first heard on 4/2/16 to comply by 6/2/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of

a \$5,200 fine, which would continue to accrue until the property was in compliance.

Frank Arrigoni, Building Inspector, said there had been no effort to renew the permits.

Pamela Smith, owner, said they were not financially able to pull the permits; her husband had experienced a stroke and her daughter had recently undergone a kidney transplant. She said the work and permits went back to 2003 and 2004. Inspector Arrigoni said the permits must be renewed and the work inspected.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE16061874

512 NW 15 TER
PASCAL 2014 LLC

Service was via posting at the property on 8/29/16 and at City Hall on 9/1/16.

Shelly Hullett, Code Compliance Officer, testified to the following violations:
18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH
AND DEBRIS ON THIS OCCUPIED PROPERTY.

9-304(b)

DRIVEWAY NOT MAINTAINED IN A WELL GRADED AND
DUST-FREE CONDITION.

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days or a fine of \$50 per day and with 9-304(b) within 21 days or a fine of \$50 per day.

Sidney Besse, property manager, requested 35 days.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$50 per day and with 9-304(b) within 35 days or a fine of \$50 per day.

Case: CE15121922

1725 SW 5 ST
4 STAR PROPERTY ACQUISITIONS LLC

Ordered to re-appear

This case was first heard on 2/18/16 to comply by 3/3/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$14,000 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, said there had been significant progress and recommended a 91-day extension and ordering the respondent to reappear at that meeting to report progress.

Joshua Schwartz, owner, agreed.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend that hearing.

Case: CE16051349

2620 NW 21 ST
BAYNAM, ANNIE & SMITH HENRIETTA
BEST, CARNETTA & TOWNSEND, D EST

Violation:
24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wilson Quintero Jr., Code Compliance Officer, reported the property had been cited on 5/20/16 and the trash remained on 5/23/16. The trash had been removed on 5/24/16.

Annie Baynham, owner, said they maintained their side of the property (the east side). She discussed the west side of the property and said neighbors were dumping on the property. She had posted a "No Trespassing" sign on the property but it had been removed. She intended to replace the sign and was considering putting a fence on the property.

Ms. Flynn explained that the property owner was responsible for bulk trash on the property, regardless of who put it there. She denied the appeal.

Case: CE16040330

880 S FEDERAL HWY
EVANGELICAL FOUNDATION FOR CHRISTIAN SERVICES INC.

Service was via posting at the property on 8/16/16 and at City Hall on 9/1/16.

Linda Holloway, Code Compliance Officer, testified to the following violation:
9-305(a)

THERE IS LANDSCAPE CONSISTING OF MANGROVES AND TREES ON
THIS PROPERTY WHICH ARE OBSTRUCTING AND/OR ENCROACHING
THE WATERWAY. THIS LANDSCAPE HINDERS VISIBILITY AND THE
SAFE AND CONVENIENT MOVEMENT IN THE WATERWAY.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day.

Daniel Remy, licensed arborist, said they were working with Broward County on a permit to trim the mangroves, which he hoped would be obtained within 60 days. He felt 91 days would be adequate.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day.

Case: CE15070867
1051 PARK DR
WILSON, DORIS

Service was via posting at the property on 8/20/16 and at City Hall on 9/1/16.

Deanglis Gibson, Code Compliance Officer, testified to the following violation:
9-308(a)

ROOF IS NOT MAINTAINED IN A SAFE, SECURE
WATERTIGHT CONDITION

Officer Gibson said he had been working with agencies to help the owner get the roof work done and had finally found someone. He presented photos of the property and the case file into evidence and recommended ordering compliance within 77 days or a fine of \$50 per day.

Tarmekara Narisha Wilson, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 77 days or a fine of \$50 per day.

Case: CE15111564
1630 NW 11 AVE
ANDERSON, JOYCE

This case was first heard on 2/18/16 to comply by 3/24/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,075 and the City was requesting the full fine be imposed.

John Suarez, Code Compliance Officer, recommended imposing the full fine but said administrative costs totaled \$801.

Katrina Birge, the owner's daughter, explained this had been her father's home and he was deceased. She said she had done her best to comply the violations.

Ms. Flynn imposed a fine of \$801 for the days the property was out of compliance.

Case: CE15100397

736 NW 3 AVE # 1
SIX HOMES LLC

This case was first heard on 2/4/16 to comply by 8/4/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed.

Lois Turowski, Code Compliance Officer, confirmed the property was in compliance.

Fabian Neiman, owner, said an additional issue had arisen when the property was inspected, delaying compliance. He said compliance had also been expensive.

Ms. Flynn imposed a fine of \$250 for the days the property was out of compliance.

Case: CE16072185

520 SW 22 TER
LEAGON, JEANNE

Service was via posting at the property on 8/26/16 and at City Hall on 9/1/16.

Mario Carrasquel, Building Inspector, testified to the following violations:
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE UTILITIES TO MAINTAIN THE POOL. THE WATER IN THE POOL IS DIRTY, UNSANITARY AND STAGNANT; THEREFORE, THE POOL HAS BECOME A HEALTH HAZARD. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE POOL IN A SAFE AND SANITARY CONDITION. THIS PROPERTY HAS BEEN REPEAT OFFENDER.

9-1.(d)

VIOLATIONS OF THE FLORIDA BUILDING CODE ARE APPLICABLE UNDER THIS SECTION OF CITY OF FORT LAUDERDALE ORDINANCE.

FBC(2014) 116.2.1.2.7

A BUILDING SHALL BE DEEMED UNSAFE WHEN:
SWIMMING POOLS THAT CONTAIN STAGNANT WATER ARE DEEMED UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE AND SHALL BE PRESUMED AND DEEMED UNSAFE.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

a. ONE WHICH IS SO DILAPIDATED, DAMAGED, DECAYED,

UNSANITARY, UNSAFE OR VERMIN INFESTED THAT IT CREATES A SERIOUS HAZARD TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.

b. ONE WHICH LACKS ILLUMINATION, VENTILATION OR SANITARY FACILITIES ADEQUATE TO PROTECT THE HEALTH OR SAFETY OF THE OCCUPANTS OR OF THE PUBLIC.

c. ONE WHICH, BECAUSE OF ITS GENERAL CONDITION OR LOCATION, IS UNSANITARY, OR OTHERWISE DANGEROUS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.

A BUILDING SHALL BE DEEMED UNSAFE WHEN: SWIMMING POOL THAT CONTAIN STAGNANT WATER ARE DEEMED UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE AND SHALL BE PRESUMED AND DEEMED UNSAFE. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES CONNECTED TO MAINTAIN THE POOL. THE PROPERTY IN THIS CONDITION IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES AND A PUBLIC NUISANCE.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering the owner to apply for the permit to empty the pool of water and fill it with soil and/or gravel within 35 days or the City would do so at the owner's expense.

Hasia Bitton, owner, stated she had cleaned the pool and it was being emptied. The pool would then be acid washed and resurfaced. Ms. Bitton had already applied for permits to rehabilitate the house. She said generators were being used to run the water pump.

Ms. Flynn found in favor of the City and ordered compliance within 35 days and ordered the responded to attend that hearing.

Case: CE14070803

2400 NE 9 ST

THE OCEAN SUNRISE INC.

This case was first heard on 8/6/15 to comply by 9/17/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$9,900 and the City was requesting the full fine be imposed.

George Oliva, Chief Building Inspector, recommended imposing a fine of \$4,900 for the time the property was out of compliance.

Jamie Blum, property manager, said she had been hired in July and the previous property manager had been fired because of the fines that had accrued for this case. The condo board requested a reduction because significant assessments had been levied against the members to pay for the 40-year inspection.

Inspector Oliva stated the Broward County Board of Rules and Appeals dictated that the City could only reduce the fines by half.

Ms. Flynn imposed a fine of \$3,800 for the days the property was out of compliance.

Case: CE16071328

3732 SW 17 ST

PERSON, KIMBERLY N

Service was via posting at the property on 8/31/16 and at City Hall on 9/1/16.

Deanglis Gibson, Code Compliance Officer, testified to the following violation:
18-11(b)

THE SWIMMING POOL AT THIS VACANT PROPERTY HAS BECOME
DIRTY STAGNANT WATER. THE POOL IN THIS CONDITION IS A
POTENTIAL BREEDING GROUND FOR MOSQUITOES AND A PUBLIC
NUISANCE.

Officer Gibson presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Kimberly Person, owner, said she would try to comply within 10 days. She said her daughter had been in the hospital for almost a month and she had not been at the property to monitor the pool. She said the filter needed to be replaced, which was a financial burden, and requested more than 10 days. Officer Gibson said the pool must be filled with clear, circulating water in a home that was occupied.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE16030797

Rescheduled from 7/28/16

823 NE 14 CT

GQ HOLDINGS 1329 LLC

This case was first heard on 5/19/16 to comply by 6/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 9/16/16 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported that extensive interior remodeling work had been done that exceeded a permit pulled for roof replacement. The owner had been ordered at the 5/19/16 hearing to provide an engineer's letter regarding the status of the structure within 35 days or to demolish the structure. There had been no progress and the property had been cited for additional violations. The owner had indicated he had

all documents to apply for permits and Inspector Abin recommended a 35-day extension.

Emanuel Legakis, property manager, agreed.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend that hearing.

Case: CE15121390

Ordered to re-appear

1500 NW 6 ST
AL-MADI, ALI

This case was first heard on 1/21/16 to comply by 4/21/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 9/16/16 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been progress and recommended a 91-day extension and ordering the respondent to attend that hearing.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue, and ordered the respondent to attend that hearing.

Case: CE16041216

333 SUNSET DR # 806
VANDENBOSCH, BETTY M

Service was via posting at the property on 8/26/16 and at City Hall on 9/1/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #13091304 (REMOVE AND REPLACE
FRONT DOOR)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

John Malec, contractor, agreed.

Ms. Flynn found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Case: CE16030314
1043 WYOMING AVE
JOHNSON, RYAN KEITH

Service was via posting at the property on 8/20/16 and at City Hall on 9/1/16.

Deanglis Gibson, Code Compliance Officer, testified to the following violations:
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. THE PAINT HAS BECOME STAINED.
STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND
BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE
PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

9-305

THERE IS MISSING GROUND ON THE PROPERTY AND SWALE.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THE PROPERTY TO
INCLUDE THE CARPORT AREA

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE LAWN.

Officer Gibson presented photos of the property and the case file into evidence and recommended ordering compliance within 77 days or a fine of \$50 per day, per violation.

Ryan Johnson, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 77 days or a fine of \$50 per day, per violation.

Case: CE15111179
105 SW 18 AVE
RIVERSIDE PARK 105-107 LLC

This case was first heard on 2/18/16 to comply by 4/7/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$1,375 and the City was requesting the full fine be imposed.

Linda Holloway, Code Compliance Officer, confirmed the property was in compliance and recommended imposing fines of \$801 to cover administrative costs.

Nathaly LaFontant, property manager, said it had taken six months for the City to issue the permit and requested the fines be waived. Inspector Holloway said the property had been cited in November 2015 and the permit application had been submitted in March 2016. She admitted that once the application had been submitted there had been a delay in the process. Ms. LaFontant explained that the first contractor had been paid and disappeared.

Ms. Flynn imposed a fine of \$500 for the days the property was out of compliance.

Case: CE16070940

421 NW 13 AVE
YUTHASUNTHORN, SUNYALUK

Service was via posting at the property on 8/29/16 and at City Hall on 9/1/16.

Shelly Hullett, Code Compliance Officer, testified to the following violations:
18-7(b)

THIS VACANT BUILDING HAS DOORS, WINDOWS, OR OTHER OPENINGS WHICH ARE SECURED BY BOARDING BUT THERE IS NO CURRENT AND VALID BOARDING CERTIFICATE AS REQUIRED.

9-305(b)

THE LANDSCAPING OF THIS PROPERTY, INCLUDING THE SWALE AREA, IS NOT PROPERLY MAINTAINED AND PROTECTED. THERE ARE AREAS OF THE YARD WHICH ARE BARE AND NEED GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS AND TRIM HAVE NOT BEEN MAINTAINED. THE PAINT IS DIRTY, STAINED AND PEELING.

9-313(a)

THE ADDRESS NUMBERS ON THIS PROPERTY ARE NOT PLAINLY VISIBLE FROM THE STREET.

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Sunyaluk Yuthasunthorn, owner, confirmed she had applied for permits. She had a new contractor and had removed squatters from the property. Ms. Yuthasunthorn was waiting for permit applications to be approved.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE15120089

1125 E SUNRISE BLVD
SUNRISE INVESTORS LLP
% MONOGRAM RESIDENTIAL TRUST

Service was via posting at the property on 8/19/16 and at City Hall on 9/1/16.

George Oliva, Chief Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE
SECTION 116.2.1.3.1.:

PLUMBING PERMIT #10010932 (#B3-D - 15 FIRE
SPRINKLER HEADS BP 10010474

ELECTRICAL PERMIT #10010930 (#B3-D-FIRE ALARM
SYSTEM BP 10010474)

PLUMBING PERMIT #10010929 (B3-D - PLUMBING FOR RETAIL)
ELECTRICAL PERMIT #10010928 (#B3-D ELECTRICAL FOR
RETAIL SPACE BP 10010474)

MECHANICAL PERMIT #10010925 (#B3-D MECH -HVAC
/RETAIL BP 10010474)

BUILDING PERMIT #10010474 (#B3-D INTERIOR BUILD
OUT 1355 SQ FT RENEWAL)

Withdrawn:
FBC(2014) 110.6

Inspector Oliva said he had reached an agreement with the owner to recommend a 42-day extension.

Ms. Flynn granted a 42-day extension.

Case: CE16060758

Stipulated agreement

1201 NE 3 AVE
GOLDEN PROPERTIES INC. % JOSEPH F LABIDOU

Violations:
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT
MAINTAINED, INCLUDING ROTTING, BROKEN AND MISSING WOOD.

9-306

THERE IS PEELING, BUBBLING, AND MISSING PAINT ON

THE EXTERIOR OF THE STRUCTURE.
COMPLIED

9-280(h)(1)

THE CHAIN LINK FENCE AND THE WOOD FENCE AT THIS
PROPERTY ARE IN DISREPAIR.

9-304(b)

THERE ARE VEHICLES PARKING ON GRASS OR DIRT.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE AREAS
OF DEAD AND MISSING GRASS ON THE PROPERTY AND SWALE.

18-12(a)

THERE IS TRASH, LITTER AND DEBRIS ON THE PROPERTY AND
SWALE.

Complied:

9-313(a)

The City had a stipulated agreement with the owner to comply within 28 days or a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE16061705

1744 NW 18 ST

PEREZ, JUAN

Service was via posting at the property on 8/30/16 and at City Hall on 9/1/16.

Linda Holloway Code Compliance Officer, testified to the following violation:
18-7(b)

THE PROPERTY IS BOARDED WITHOUT FIRST OBTAINING A
BOARD-UP CERTIFICATE.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day.

Case: CE16080548

2361 NW 13 CT

CASAMAX LLC

Personal Service was made to the respondent on 8/18/16.

John Suarez, Code Compliance Officer, testified to the following violation:
9-279(f)

DWELLING OCCUPIED WITHOUT CITY WATER SERVICE.

Officer Suarez said an elderly woman who was not the owner was living at the property. He presented photos of the property and the case file into evidence and recommended ordering compliance within 24 hours or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 24 hours or a fine of \$250 per day.

Case: CE16080087

1825 SW 30 ST
FEDERAL HOME LOAN MORTGAGE CORP
% JP MORGAN CHASE BANK NATL ASSN

Service was via posting at the property on 8/24/16 and at City Hall on 9/1/16.

Lois Turowski, Code Compliance Officer, testified to the following violation:
18-11(b)

THE SWIMMING POOL ON THIS VACANT PROPERTY HAS GREEN
STAGNANT WATER AND HAS BECOME A BREEDING GROUND FOR
MOSQUITOS POSING A THREAT TO PUBLIC HEALTH.

Officer Turowski stated the owner had applied for a pool demolition permit. She presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Ms. Hasan recommended ordering compliance within 10 days or fine of \$500 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$500 per day.

Case: CE16031301

2100 NE 45 ST
WILSON, THOMAS F EST

Service was via posting at the property on 8/27/16 and at City Hall on 9/1/16.

Paulette Perryman, Code Compliance Officer, testified to the following violations:
9-304(b)

THE DRIVEWAY AT THIS LOCATION IS IN DISREPAIR. IT
HAS CRACKS/POT HOLES AND IS NOT SMOOTH/WELL-GRADED.

9-306

THIS DUPLEX IS NOT BEING MAINTAINED SINCE
WALLS/FASCIA/DOORS/SHUTTERS ARE DIRTY STAINED AND
AREAS OF PEELING PAINT.

9-308(b)

THE ROOF OF THIS DUPLEX IS NOT BEING MAINTAINED
SINCE IT'S DIRTY AND STAINED.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR. THE FENCE IS
LEANING OVER AND IN A GENERAL STATE OF DISREPAIR.

Officer Perryman presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day, per violation.

Ms. Hasan said there were to other cases pending against this property and the City had received numerous complaints about it. She had received an email from the estate's personal representative's attorney stating the property was in foreclosure and there were squatters on the property who were being evicted, limiting the personal representative's ability to take action.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, per violation.

Case: CE16070176

2100 NE 45 ST
WILSON, THOMAS F EST

Service was via posting at the property on 8/27/16 and at City Hall on 9/1/16.

Paulette Perryman, Code Compliance Officer, testified to the following violation:
9-279(f)

THE PROPERTY IS BEING OCCUPIED WITHOUT BEING PROPERLY
CONNECTED TO THE WATER AND SEWER SYSTEMS OF THE CITY.

Officer Perryman presented photos of the property and the case file into evidence and recommended ordering compliance within 48 hours or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 48 hours or a fine of \$250 per day.

Case: CE16072153

2100 NE 45 ST
WILSON, THOMAS F EST

Service was via posting at the property on 8/27/16 and at City Hall on 9/1/16.

Paulette Perryman, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH
AND DEBRIS ON THIS PROPERTY.

Officer Perryman presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE16070542

2158 NW 6 CT
CHURCH OF NEW LIFE CHRISTIAN FELLOWSHIP INC.

Service was via posting at the property on 8/29/16 and at City Hall on 9/1/16.

Shelly Hullett, Code Compliance Officer, testified to the following violations:
18-4(c)

THERE ARE DERELICT VEHICLES OR TRAILERS ON THIS
RS-8 ZONED PROPERTY IN VIOLATION OF THE UNIFIED
LAND DEVELOPMENT REGULATIONS.

9-305(b)

THE LANDSCAPING OF THIS PROPERTY, INCLUDING THE
SWALE AREA, IS NOT PROPERLY MAINTAINED AND
PROTECTED. THERE ARE AREAS OF THE YARD WHICH ARE
BARE AND THERE ARE DEAD OR DISEASED PLANTS.

9-307(a)

THERE IS A BROKEN WINDOW IN THE STRUCTURE OF THIS
OCCUPIED PROPERTY WHICH IS NOT SECURE IN A
WEATHERPROOF MANNER.

Complied:

9-308(b)

9-313(a)

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days for 18-4(c) and within 35 days for 9-305(b) and 9-307(a) or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days for 18-4(c) and within 35 days for 9-305(b) and 9-307(a) or a fine of \$50 per day, per violation.

Case: CE16071277

Rescheduled from 8/18/16

711 W BROWARD BLVD

RONALD CUTLER TR CUTLER, RONALD TRUSTEE

Shelly Hullett, Code Compliance Officer, testified to the following violation:
47-22.9.

THERE ARE NON-PERMITTED SIGNS ON THIS PROPERTY.
THIS IS A REPEAT VIOLATION PREVIOUSLY CITED UNDER
CASE CE14040429. AT THE SPECIAL MAGISTRATE HEARING
ON 2/5/15, SPECIAL MAGISTRATE PURDY ISSUED A
FINDING OF FACT THAT THE VIOLATION DID EXIST. THIS
CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE
WHETHER THE VIOLATION COMPLIES PRIOR TO THE
HEARING OR NOT.

Officer Hullett said the business owner had already removed the signs and the property was in compliance. Since this was a different business operator from the previous case, so she recommended no fine be imposed for the repeat violation.

Ms. Flynn imposed no fine.

Case: CE16020179

Rescheduled from 8/18/16

640 SW 28 WY

LANNING, WILLIAM E III

Deanglis Gibson, Code Compliance Officer, testified to the following violation:
18-1.(a)

THE POOL AT THIS VACANT PROPERTY IS FILLED WITH
GREEN STAGNANT WATER AND IS A POTENTIAL BREEDING
GROUND FOR MOSQUITOS. IN THIS CONDITION IT
PRESENTS A HEALTH AND SAFETY ISSUE FOR THE
NEIGHBORHOOD.

Officer Gibson presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE16040713

3571 SW 1 ST
CHRISTIANA TR TRUSTEE

Service was via posting at the property on 8/27/16 and at City Hall on 9/1/16.

Deanglis Gibson, Code Compliance Officer, testified to the following violations:
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT
MAINTAINED, INCLUDING FASCIA, SOFFIT AND WINDOWS.

9-280(g)

THERE ARE LOOSE ELECTRICAL WIRES RUNNING
THROUGHOUT THE PROPERTY

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR. FENCE
IS DOWN IN THE REAR

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. THE PAINT HAS BECOME STAINED.
STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND
BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE
PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

9-308(a)

THE ROOF AT THIS PROPERTY DOES NOT APPEAR TO BE IN
A WATERTIGHT CONDITION

9-308(b)

THERE IS A TARP ON THE ROOF

Complied:

18-12(a)

Officer Gibson presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

Case: CE16070041

3101 SW 15 CT
TOLEDANO PROPERTIES LLC

Service was via posting at the property on 8/27/16 and at City Hall on 9/1/16.

Deanglis Gibson, Code Compliance Officer, testified to the following violation:
9-280(h)

FENCE IS IN DISREPAIR THERE ARE GATES MISSING IN 2
PLACES

Officer Gibson presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE15011740

2101 NE 30 ST
MADUROS, GREGORY A & RUTH M

Service was via posting at the property on 8/24/16 and at City Hall on 9/1/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2010) 105.11.2.1

THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:
BUILDING PERMIT # 06061903

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16051384

239 S FTL BEACH BLVD
237 S FT LAUDERDALE BEACH LLC

Service was via posting at the property on 8/24/16 and at City Hall on 9/1/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
MECHANICAL PERMIT #10061666 (REPLACE (6)TRANE PKG
UNITS W/SAME 7.5 TON EA-TOTAL)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16051417

4020 GALT OCEAN DR # 102
PERRUZZA, MARIA & PERRUZZA, ORESTE

Service was via posting at the property on 8/24/16 and at City Hall on 9/1/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #15022301(#102 KITCHEN BATH RENOVATION)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16051420

1 N FTL BEACH BLVD 2003
SNYDER, CHARLES B CHARLES B SNYDER R

Service was via posting at the property on 8/24/16 and at City Hall on 9/1/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #15100978 (MINOR INT FRAMING/DRYWALL)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16062094

700 NW 57 CT
NEW RIVER GROLL HOLDING LLC

Service was via posting at the property on 8/24/16 and at City Hall on 9/1/16.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING ELECTRICAL PERMIT IS EXPIRED
14110003 - (PANE REPLACEMENT AND REWIRE)

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16072177

615 NE 5 AVE
ALTA FLAGLER VILLAGE LLC

Service was via posting at the property on 8/26/16 and at City Hall on 9/1/16.

Jose Abin, Building Inspector, testified to the following violations:
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE
UTILITIES TO MAINTAIN THE POOL. THE WATER IN THE
POOL IS DIRTY, UNSANITARY AND STAGNANT; THEREFORE,
THE POOL HAS BECOME A HEALTH HAZARD. THE OWNERS
HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE POOL
IN A SAFE AND SANITARY CONDITION. THIS PROPERTY
HAS BEEN REPEAT OFFENDER.

9-1.(d)

VIOLATIONS OF THE FLORIDA BUILDING CODE ARE APPLICABLE UNDER THIS SECTION OF CITY OF FORT LAUDERDALE ORDINANCE.

FBC(2014) 116.2.1.2.7

A BUILDING SHALL BE DEEMED UNSAFE WHEN: SWIMMING POOLS THAT CONTAIN STAGNANT WATER ARE DEEMED UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE AND SHALL BE PRESUMED AND DEEMED UNSAFE.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

- a. ONE WHICH IS SO DILAPIDATED, DAMAGED, DECAYED, UNSANITARY, UNSAFE OR VERMIN INFESTED THAT IT CREATES A SERIOUS HAZARD TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.
- b. ONE WHICH LACKS ILLUMINATION, VENTILATION OR SANITARY FACILITIES ADEQUATE TO PROTECT THE HEALTH OR SAFETY OF THE OCCUPANTS OR OF THE PUBLIC.
- c. ONE WHICH, BECAUSE OF ITS GENERAL CONDITION OR LOCATION IS UNSANITARY, OR OTHERWISE DANGEROUS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.

A BUILDING SHALL BE DEEMED UNSAFE WHEN: SWIMMING POOLS THAT CONTAIN STAGNANT WATER ARE DEEMED UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE AND SHALL BE PRESUMED AND DEEMED UNSAFE. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES CONNECTED TO MAINTAIN THE POOL. THE PROPERTY IN THIS CONDITION IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES AND A PUBLIC NUISANCE.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering the owner to apply for permits to drain and fill the pool with non-organic fill within 15 days or the City would drain and fill the pool at the owner's expense. He added that the home had been demolished but the pool had not been emptied and was not secured.

Ms. Flynn found in favor of the City and ordered the owner to apply for permits to drain and fill the pool with non-organic fill within 15 days or the City would drain and fill the pool at the owner's expense.

Case: CE16080249

1800 SE 24 AVE
FISSETTE, GARY A EST

Service was via posting at the property on 8/26/16 and at City Hall on 9/1/16.

Jose Abin, Building Inspector, testified to the following violations:
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE UTILITIES TO MAINTAIN THE POOL. THE WATER IN THE POOL IS DIRTY, UNSANITARY AND STAGNANT; THEREFORE, THE POOL HAS BECOME A HEALTH HAZARD. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE POOL IN A SAFE AND SANITARY CONDITION. THIS PROPERTY HAS BEEN REPEAT OFFENDER.

9-1.(d)

VIOLATIONS OF THE FLORIDA BUILDING CODE ARE APPLICABLE UNDER THIS SECTION OF CITY OF FORT LAUDERDALE ORDINANCE. FBC(2014) 116.2.1.2.7

A BUILDING SHALL BE DEEMED UNSAFE WHEN: SWIMMING POOLS THAT CONTAIN STAGNANT WATER ARE DEEMED UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE AND SHALL BE PRESUMED AND DEEMED UNSAFE.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

a. ONE WHICH IS SO DILAPIDATED, DAMAGED, DECAYED, UNSANITARY, UNSAFE OR VERMIN INFESTED THAT IT CREATES A SERIOUS HAZARD TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.

b. ONE WHICH LACKS ILLUMINATION, VENTILATION OR SANITARY FACILITIES ADEQUATE TO PROTECT THE HEALTH OR SAFETY OF THE OCCUPANTS OR OF THE PUBLIC.

c. ONE WHICH, BECAUSE OF ITS GENERAL CONDITION OR LOCATION IS UNSANITARY, OR OTHERWISE DANGEROUS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.

A BUILDING SHALL BE DEEMED UNSAFE WHEN: SWIMMING POOLS THAT CONTAIN STAGNANT WATER ARE DEEMED UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE AND SHALL BE PRESUMED AND DEEMED UNSAFE. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES CONNECTED TO MAINTAIN THE POOL. THE PROPERTY IN THIS CONDITION IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES AND A PUBLIC NUISANCE.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering the owner to apply for permits to drain and fill the pool with clean fill in the next 15 days or the City would drain and fill the pool with clean fill at the owner's expense.

Ms. Flynn found in favor of the City and ordered the owner to apply for permits to drain and fill the pool with clean fill within 15 days or the City would drain and fill the pool at the owner's expense.

Case: CE16080258

819 SE 6 ST
FOERSTEL, JOHN S EST

Service was via posting at the property on 8/26/16 and at City Hall on 9/1/16.

Mario Carrasquel, Building Inspector, testified to the following violations:
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE UTILITIES TO MAINTAIN THE POOL. THE WATER IN THE POOL IS DIRTY, UNSANITARY AND STAGNANT; THEREFORE, THE POOL HAS BECOME A HEALTH HAZARD. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE POOL IN A SAFE AND SANITARY CONDITION. THIS PROPERTY HAS BEEN REPEAT OFFENDER.

9-1.(d)

VIOLATIONS OF THE FLORIDA BUILDING CODE ARE APPLICABLE UNDER THIS SECTION OF CITY OF FORT LAUDERDALE ORDINANCE.

FBC(2014) 116.2.1.2.7

A BUILDING SHALL BE DEEMED UNSAFE WHEN: SWIMMING POOLS THAT CONTAIN STAGNANT WATER ARE DEEMED UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE AND SHALL BE PRESUMED AND DEEMED UNSAFE.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:
a. ONE WHICH IS SO DILAPIDATED, DAMAGED, DECAYED, UNSANITARY, UNSAFE OR VERMIN INFESTED THAT IT CREATES A SERIOUS HAZARD TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.
b. ONE WHICH LACKS ILLUMINATION, VENTILATION OR SANITARY FACILITIES ADEQUATE TO PROTECT THE HEALTH OR SAFETY OF THE OCCUPANTS OR OF THE PUBLIC.

C. ONE WHICH, BECAUSE OF ITS GENERAL CONDITION OR LOCATION IS UNSANITARY, OR OTHERWISE DANGEROUS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.

A BUILDING SHALL BE DEEMED UNSAFE WHEN: SWIMMING POOLS THAT CONTAIN STAGNANT WATER ARE DEEMED UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE AND SHALL BE PRESUMED AND DEEMED UNSAFE. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES CONNECTED TO MAINTAIN THE POOL. THE PROPERTY IN THIS CONDITION IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES AND A PUBLIC NUISANCE.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering the owner to apply for permits to drain and fill the pool with clean fill in the next 15 days or the City would drain and fill the pool with clean fill at the owner's expense.

Ms. Flynn found in favor of the City and ordered the owner to apply for permits to drain and fill the pool with clean fill within 15 days or the City would drain and fill the pool at the owner's expense.

Case: CE16080383

1809 NW 13 CT

JALP INVESTMENTS LLC

Service was via posting at the property on 8/29/16 and at City Hall on 9/1/16.

Jose Abin, Building Inspector, testified to the following violations:
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE UTILITIES TO MAINTAIN THE POOL. THE WATER IN THE POOL IS DIRTY, UNSANITARY AND STAGNANT; THEREFORE, THE POOL HAS BECOME A HEALTH HAZARD. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE POOL IN A SAFE AND SANITARY CONDITION. THIS PROPERTY HAS BEEN REPEAT OFFENDER.

9-1.(d)

VIOLATIONS OF THE FLORIDA BUILDING CODE ARE APPLICABLE UNDER THIS SECTION OF CITY OF FORT LAUDERDALE ORDINANCE.

FBC(2014) 116.2.1.2.7

A BUILDING SHALL BE DEEMED UNSAFE WHEN:
SWIMMING POOLS THAT CONTAIN STAGNANT WATER ARE DEEMED UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE AND SHALL BE PRESUMED AND DEEMED UNSAFE.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT,

HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

- a. ONE WHICH IS SO DILAPIDATED, DAMAGED, DECAYED, UNSANITARY, UNSAFE OR VERMIN INFESTED THAT IT CREATES A SERIOUS HAZARD TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.
- b. ONE WHICH LACKS ILLUMINATION, VENTILATION OR SANITARY FACILITIES ADEQUATE TO PROTECT THE HEALTH OR SAFETY OF THE OCCUPANTS OR OF THE PUBLIC.
- c. ONE WHICH, BECAUSE OF ITS GENERAL CONDITION OR LOCATION IS UNSANITARY, OR OTHERWISE DANGEROUS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.

A BUILDING SHALL BE DEEMED UNSAFE WHEN: SWIMMING POOLS THAT CONTAIN STAGNANT WATER ARE DEEMED UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE AND SHALL BE PRESUMED AND DEEMED UNSAFE. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES CONNECTED TO MAINTAIN THE POOL. THE PROPERTY IN THIS CONDITION IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES AND A PUBLIC NUISANCE.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering the owner to apply for permits to drain and fill the pool with clean fill in the next 15 days or the City would drain and fill the pool with clean fill at the owner's expense.

Ms. Flynn found in favor of the City and ordered the owner to apply for permits to drain and fill the pool with clean fill within 15 days or the City would drain and fill the pool at the owner's expense.

Case: CE16051364

1514 NW 11 CT

ULTIMATE PROPERTY MANAGEMENT OF SOUTH

Service was via posting at the property on 8/29/16 and at City Hall on 9/1/16.

Jose Abin, Building Inspector, testified to the following violations:
9-259

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

- a. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE

DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

THE STRUCTURE IS IN ITS PRESENT CONDITION IS UNSAFE, UNSANITARY AND DANGEROUS TO THE COMMUNITY; IT DOES NOT MEET THE MINIMUM HOUSING REQUIREMENTS OF THE CITY ORDINANCE AND THE CITY REQUESTS THAT THE STRUCTURE BE DEMOLISHED.

VIOLATIONS OF THE FLORIDA BUILDING CODE ARE APPLICABLE UNDER THIS SECTION OF CITY OF FORT LAUDERDALE ORDINANCE. SPECIFICALLY UNDER FBC(2014) SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

9-306

THERE IS WORK BEING DONE ON THE CARPORT. THERE IS A WOODEN POLE THAT APPEARS TO BE HOLDING THE CARPORT TO MAINTAIN STRUCTURAL INTEGRITY. THERE ARE OPEN AREAS IN THE CARPORT CEILING/SOFFIT AREA.

Inspector Abin presented photos of the property and the case file into evidence and said the owner had applied for permits. He recommended ordering a 35-day extension and ordering the owner to appear at that hearing.

Ms. Flynn found in favor of the City and granted a 35-day extension and ordering the owner to appear at that hearing.

Case: CE16051985

411 SE 8 ST

LOFT TOWER GROUP LLC

Service was via posting at the property on 8/26/16 and at City Hall on 9/1/16.

Jose Abin, Building Inspector, testified to the following violations:
18-7

(A) VACANT AND UNOCCUPIED BUILDING OR PORTION THEREOF WHOSE, DOORS, WINDOWS, OR OTHER OPENINGS ARE BROKEN, MISSING OR UNSECURED, SO AS TO ALLOW ACCESS TO THE INTERIOR:

THIS VACANT PROPERTY IS NOT ADEQUATELY SECURED TO ENSURE PUBLIC HEALTH AND SAFETY. THERE ARE MISSING WALL A/C UNITS THAT PRESENT LARGE OPENINGS ON THIS BUILDING. DOORS ARE BEING LEFT AJAR THUS ALLOWING OPEN ACCESS TO PROPERTY.

9-259

THE PREMISES ARE UNFIT FOR HUMAN OCCUPANCY AND IT REQUIRES DEMOLITION UNDER THIS SECTION OF CITY OF FORT LAUDERDALE ORDINANCE.
VIOLATIONS OF THE FLORIDA BUILDING CODE ARE APPLICABLE UNDER THIS SECTION OF CITY OF FORT LAUDERDALE ORDINANCE.
SPECIFICALLY UNDER FBC(2014) SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-1.(d) and 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering the owner to apply for the required permits with accurate, itemized costs to meet the City's minimum housing standards or to apply for a permit to demolish the property within 30 days or the City would demolish the property at the owner's expense.

Ms. Flynn found in favor of the City and ordered the owner to apply for the required permits with accurate, itemized costs to meet the City's minimum housing standards or to apply for a permit to demolish the property within 30 days or the City would demolish the property at the owner's expense.

Case: CE16010882

2301 N ATLANTIC BLVD

CLOSING HOME LOANS LLC % BRANDON HEATH

Service was via posting at the property on 8/26/16 and at City Hall on 9/1/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$500 per day.

Case: CE16051287

Stipulated agreement

1411 BAYVIEW DR

LUNDIN FAM TR LUNDIN REAL ESTATE LLC TRUSTEE

Violation:

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$250 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 35 days or a fine of \$250 per day.

Case: CE16061856

3176 NW 67 CT

SAAPAZ BEACH PROPERTIES LLC

Service was via posting at the property on 8/30/16 and at City Hall on 9/1/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 21 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$250 per day.

Case: CE16061858

3301 NE 16 ST
SCHWARTZ, HOWARD & DRAGICA

Service was via posting at the property on 8/30/16 and at City Hall on 9/1/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$500 per day.

Case: CE14100915

5748 NE 15 AVE
KALLAS, MELISSA H/E KALLAS, ANTHONY P

This case was first heard on 11/19/15 to comply by 12/31/15. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$11,150 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$11,150 fine, which would continue to accrue until the violations were corrected.

Case: CE15110554

1400 BAYVIEW DR
BAYVIEW RESIDENCES LLC

This case was first heard on 4/7/16 to comply by 6/9/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$4,000 fine.

Case: CE15120598

931 CHATEAU PARK DR
BOYCE, FELIX & WALKER, ALISA

This case was first heard on 3/17/16 to comply by 5/5/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$8,900 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,900 fine, which would continue to accrue until the violations were corrected.

Case: CE15100733

1412 NE 14 CT
AHRENS, JAMES T

This case was first heard on 2/4/16 to comply by 3/17/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,700 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$6,700 fine.

Case: CE15120760

1920 NW 9 AVE
1920 NW 9 AVENUE ACQUISITION LLC

This case was first heard on 4/21/16 to comply by 6/2/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,200 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,200 fine, which would continue to accrue until the violations were corrected.

Case: CE16031111

1818 SW 22 ST
DAVIS, MARIA

This case was first heard on 6/2/16 to comply by 8/4/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,850 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

| | | | |
|------------|------------|------------|------------|
| CE16041215 | CE16041591 | CE16050380 | CE16070487 |
| CE16071885 | CE16062200 | CE16061872 | CE16041901 |
| CE16062115 | CE16070080 | CE16081628 | CE16081647 |
| CE16081651 | CE16081654 | CE16081655 | CE16081664 |
| CE15120761 | | | |

Cases Rescheduled

The below listed cases were rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16050938 CT16072152

Cases Closed

The below listed cases were closed. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16010601

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

| | | | |
|------------|------------|------------|------------|
| CE15121043 | CE16051230 | CE16051253 | CE16051418 |
| CE16051447 | CE16060929 | CE14102431 | CE16080478 |
| CE15101665 | CE15110689 | CE15120398 | CE15120625 |
| CE15092026 | CE15121191 | CE16020532 | |

Cases With No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 11:31 A.M.


Special Magistrate

ATTEST

CLERK, SPECIAL MAGISTRATE

Minutes prepared by: J. Opperee, Prototype Inc.